

## FOR SALE

### Vacant shop and upper parts

517 Green Lanes, Harringay, N4 1AP



#### LOCATION

The property is located in Harringay, a district of North London within the London Borough of Haringey. Green Lanes is a busy thoroughfare in North London and forms part of the A105, stretching from Winchmore Hill to Newington Green.

#### SITUATION

The property is situated on the western side of Green Lanes, equal distance between Turnpike Lane and Manor House tube station, both on the Piccadilly Underground line. Due to its High Street location, you will get a good level of passing trade.

Green Lanes is a busy cosmopolitan high street with a large number of Kurdish and Turkish bakeries, cafes and restaurants. Green Lanes is served by numerous bus routes.

Other local occupiers include William Hill, Post Office, Tesco, Iceland and Winkworth Estate Agents.

#### DESCRIPTION:

The subject property comprises a three storey terraced brick built building with a pitched roof arranged over ground, first and second floor.

The commercial unit faces onto Green Lanes benefiting from a glazed frontage.

There is a vacant property, formerly a small ancillary warehouse to the rear of the property.

#### ACCOMMODATION

The unit extend to the following approximate floor areas:

Ground Floor:	116.21 sq m / 1,250 sq ft
<i>Ground Floor (ITZA):</i>	<i>59.73 sq m / 643sq ft</i>
First Floor:	58.96 sq m / 635 sq ft
Second Floor:	41.82 sq m / 490 sq ft
<b>TOTAL:</b>	<b>216.99 sq m / 2,336 sq ft</b>

Property to the Rear: 28 sq m / 602 sq ft



#### PLANNING:

A2/A1

There is the possibility of residential conversion to the upper parts and property to the rear subject to the necessary planning consents.

#### RATES:

Rateable Value	£30,750
UBR	47.9p
Rates Payable (Per Annum)	£14,729

Property to the rear:	£4,100
UBR	47.9p
Rates Payable (Per Annum)	£1,964

Interested parties should verify these figures with the Local Authority.

#### ENERGY PERFORMANCE CERTIFICATE

Available upon request

#### TENURE

Freehold

#### VAT

Not elected for VAT

#### LEGAL COSTS

Each party is to be responsible for their own legal costs.

#### PROPOSAL

We are instructed to seek unconditional offers in excess of **£600,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

#### VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

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#### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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